

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE
MINUTES
April 19, 2021**

The Dodge County Land Resources and Parks Committee met on April 19, 2021 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Allen Behl, Mary Bobholz, Tom Schaefer, Travis Schultz and Larry Schraufnagel. Larry Schraufnagel participated by phone. The staff present at the request of the Chairman were Bill Ehlenbeck and Joseph Giebel. Chris Planasch also attended the meeting.

Other County Board members in attendance: **None**

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

TOWN REZONING REQUESTS

1. **Hanson & Leja Land Holding Company LLC** – Part of the SE ¼ of the SE ¼, Section 5, Town of Emmet, Dodge County, Wisconsin, the site address being N2197 Sawmill Road. Petition to rezone 10-acres of land under the Town of Emmet Zoning Ordinance, from the AG General Agricultural Zoning District to the I - Industrial Zoning District along with a request to amend the text of the Town of Emmet Zoning Ordinance to allow a Recycling Service as a conditional use in the Industrial District has been submitted by the Town of Emmet Town Board to the Dodge County Board of Supervisors for approval to allow for the establishment of a recycling service at this location. Committee review and recommendation to the County Board.

Motion by Travis Schultz to submit a favorable recommendation on the petition to rezone 10-acres of land under the Town of Emmet Zoning Ordinance, from the AG General Agricultural Zoning District to the I-Industrial Zoning District and to amend the text of the Town of Emmet Zoning Ordinance to allow a Recycling Service as a conditional use in the Industrial District as proposed.

Second by Mary Bobholz Vote 5-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Jonathan and Lori Powers – Petition to rezone approximately 4.5-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District and for a Conditional Use Permit application under the Land Use Code, Dodge County, Wisconsin to allow for the establishment and construction of a professional office at this location for a health insurance business. The site is located in part of the SE ¼ of the SE ¼, Section 14, Town of Elba, the site address being N3795 County Road BB.

Rezoning Petition Request

Motion by Mary Bobholz to submit a favorable recommendation to the County Board on the petition to rezone approximately 4.5-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District.

Second by Allen Behl Vote 5-0 Motion carried.

Conditional use permit request

Motion by Allen to approve the conditional use permit request to allow for the establishment and construction of a professional office at this location for a health insurance business subject to the following conditions and waivers:

1. The business operation shall be conducted without offensive noise, vibration, dust, smoke, odor, glare, lighting or the risk of fire, explosion or other accident and shall not be detrimental to the public health, safety or general welfare of the immediate neighborhood or community;
2. The applicant shall submit a soil erosion control plan and a stormwater management plan, if applicable, to this Department in accord with Section 7.9 of the Dodge County Land Use Code for review and approval prior to beginning filling, grading or construction on this site;
3. All Federal, state and local municipality permits and approvals shall be obtained by the applicant to operate said business prior to beginning operation of the business on this site;
4. The applicant shall submit a County Land Use permit to the Department for review and approval for the proposed office /storage building to be located on this site prior to beginning construction on this site. Any buildings constructed on this site shall be required to be designed in accordance with the operational compatibility standards listed in Section 8.5 of the code and the applicant will be required to submit detailed building and site design plans to this department with a land use permit application for review and approval prior beginning construction;
5. State level building plan approvals shall be obtained, if required, prior to the issuance of the Land Use Permits for the office/storage building;
6. All exterior lighting plans shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties or the community. A lighting plan shall be submitted to this Department for review and approval prior to locating lighting on this site;
7. Any significant change or expansion of the business may require that a new conditional use permit be obtained.
8. The decision of the Committee shall expire one year after the decision is filed with the Department unless construction has been diligently pursued, a Certificate of Zoning Compliance has been issued, the use is established, or the Conditional Use Permit is renewed, for a period not to exceed one year.
9. The Conditional Use Permit shall also expire upon termination of a project or if the rights granted by the permit are discontinued for 180 consecutive days.

Waivers were granted to the Parking and Landscaping requirements of the Code.

Second by Travis Schultz Vote 5-0 Motion Carried

PUBLIC HEARING

Stephan and Pamela Abram - Petition to rezone approximately 10-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural zoning district to allow for the creation of a non-farm residential lot at this location. The site is located in part of the SE ¼ of the SE ¼, Section 7, Town of Ashippun.

No one was present at the public hearing for this request.

Motion by Allen Behl to lay over a decision on the rezoning request to the May 3, 2021 Committee meeting to allow the Town of Ashippun additional time to submit a recommendation regarding the rezoning petition.

Second by Travis Schultz Vote 5-0 Motion carried.

REGISTER OF DEEDS

A. Quarterly Budget and Revenue Report

Chris Planasch provided the Committee with an update of the Register of Deeds 2021 Monthly revenue for her department for the first quarter.

PARK SYSTEM

A. Review, Consider, Discuss and Take Action on Letter of Support for Gold Star Memorial Trail

Bill Ehlenbeck explained there may be a possibility for direct Federal funding of the Gold Star Memorial Trail through the impending American Jobs Plan and Infrastructure legislation. A packet of Gold Star Memorial Trail information has been forwarded to Representative Fitzgerald's office for consideration. A letter or resolution of support from the County is needed if Rep Fitzgerald chooses to submit the Gold Star Trail project for the legislation.

**RESOLUTION IN SUPPORT OF
GOLD STAR MEMORIAL TRAIL
Phase 2: Horicon to Wild Goose State Trail**

WHEREAS, the Gold Star Memorial Trail has been proposed from the City of Mayville to the City of Beaver Dam over 5 phases of development covering approximately 15 total miles and is identified in the Dodge County Park and Open Space Plan and is supported by the Dodge County Bicycle and Pedestrian Plan; and

WHEREAS, Phase 1 consisting of a 2.1 mile 10' wide asphalt path for non-motorized travel from the City of Mayville to the Horicon Marsh Education Center has been developed by Dodge County; and

WHEREAS, the City of Horicon has developed another trail segment utilizing City streets from the Horicon Marsh to the west side of the City of Horicon; and

WHEREAS, the next phase of development is another 2.1 mile 10' wide asphalt path proposed from the west side of the City of Horicon to the Wild Goose State Trail; and

WHEREAS, there is strong community support for completing the Gold Star Memorial Trail as evidenced by roughly \$500,000 in donations received from individuals, businesses, foundations and others to develop phase 1 and assist with additional phases of the project; and

THEREFORE, BE IT RESOLVED, that Dodge County supports continued development of the Gold Star Memorial Trail and specifically the next phase of development from the City of Horicon and the Wild Goose State Trail for non-motorized travel; and

BE IT FURTHER RESOLVED, that Dodge County supports federal and state funding assistance along with other public and private partnerships to help complete the Gold Star Memorial Trail.

Adopted this 19th day of April, 2021.

I hereby certify that the foregoing resolution was duly adopted by the Dodge County Land Resources and Parks Committee at a legal meeting held on the 19th day of April 2021.

Motion by Allen Behl to sign the resolution of support for the Gold Star Memorial Trail as proposed.

Second by Travis Schultz

Vote: 5-0

Motion carried.

B. Review, Consider, Discuss and Take Action on Resolution to apply for Gold Star Memorial Trail grant

Bill asked that this item be withdrawn at this time. A "30% Design Plan" is needed for the next step of Gold Star Trail project, however Bill discovered that it was not eligible for the State DNR grant as anticipated. Bill will explore other avenues for funding of the next design phase for the trail.

OTHER BUSINESS

1. Review, Discuss, Recommend: County-wide Broadband Assessment RFP

Bill Ehlenbeck provided the Committee with a summary page on a "Request for proposals" which seeks proposals for a study on what is needed to provide and improve Broadband Service and coverage throughout the County. The proposed study would provide an idea of where the underserved areas of the County are and what possibilities may exist for the County to construct a tower or towers or other infrastructure to facilitate the provision of services. The 2021 budget includes funds for Broadband which can be used for the study. American Rescue Funds could also be used for the study as well as tower or other infrastructure buildout. The plan would be to have this Committee take the oversight lead but with involvement and awareness from the Executive Committee and IT Committee. The tentative schedule for the project would be to send out the request for proposals soon with a deadline of May 28, 2021 for return of the proposals. The proposals would be reviewed and would go to the Committee in June with recommended selection and decision on proceeding with a resolution for the July County Board meeting. Joe Marsik appeared before the Committee supporting the project. The Committee is in favor of moving forward with sending out the request for proposals.

2. Quarterly Budget and Revenue Report

Bill Ehlenbeck provided the Committee with handouts on the Department's quarterly budget status, permit and park's revenue reports and charts on the permit activities. Bill reported very strong park and permit revenues and activities. Nearly all the weekend electric campsite nights are booked at Ledge Park until the end of June and no weekend electric campsite nights are available at Harnischfeger Park until mid July. Permit revenues are about 20% ahead of 2020 which was a record year. Land Use Permits are 44% higher than in 2020 and the code section is currently shorthanded and trying to fill the vacancy.

3. The minutes from the April 5, 2021 meeting were reviewed by the Committee.

Motion by Mary Bobholz to approve the minutes as written.

Second by Travis Schultz

Vote: 5-0

Motion carried.

4. No Committee Member Reports

5. No additional Per Diems

Motion by order of the chairman to adjourn the meeting. Meeting adjourned at 8:28 PM p.m.

FUTURE MEETING SCHEDULE

1. Monday, May 3, 2021 – 7:00 p.m. • Rooms 1H/1I • 1st Floor, Administration Building • Juneau, WI
– Public Hearings

Respectfully Submitted,



Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.